



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, JUNE 28, 2005

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

COMMISSIONERS

CHAIR RALPH LYLE
VICE-CHAIR ROBERT J. BENICH
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER JOSEPH H. MUELLER
COMMISSIONER CHARLES D. WESTON

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: May 24, 2005

NEW BUSINESS:

- 1) **ZONING AMENDMENT, ZA-04-21/SUBDIVISION, SD-04-17/DEVELOPMENT AGREEMENT, DA-04-09: E. DUNNE-DELCO:** A request for approval of a Zoning Amendment to establish a precise development plan for the construction of 78 single family homes, and a Subdivision and Development Agreement for the first 36 units. The project is located at 420 and 530 E. Dunne Ave., fronting the southwest corner of E. Dunne Ave. and San Benancio Wy. (APN 817-11-067 & 817-11-072)

Recommendation: Open/Close Public Hearing/Approve Mitigated Negative Declaration/Adopt Resolution Nos. 05-31 (zoning amendment); 05-32 (subdivision); and 05-33 (development agreement), with recommendation to forward zoning amendment and development agreement requests to Council for approval.

- 2) **MORGAN HILL DRAFT DOWNTOWN PARKING RESOURCES MANAGEMENT PLAN:** A request to provide staff and consultants with comments on the draft Downtown Parking Resources Management Plan (the "Plan").

Recommendation: Review and comment.

- 3) **ZONING AMENDMENT, ZA-04-14: DOWNTOWN PARKING TEXT AMENDMENT:** A request to amend Municipal Code Chapter 18.50 Off-Street Parking and Paving Standards to incorporate changes to the parking standards for the Downtown area as recommended by the City's Downtown plan. Proposed changes include the elimination of the on-site parking requirement for commercial and office uses and the elimination of the guest parking requirement for residential uses.

Recommendation: Open/Close Public Hearing/Adopt Resolution No. 05-34, with recommendation to forward request to the City Council for approval.

PLANNING COMMISSION AGENDA

JUNE 28, 2005

PAGE 3

OLD BUSINESS:

- 4) **ZONING AMENDMENT, ZA 05-04: CITY OF MORGAN HILL-CHANGES TO THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM STANDARDS & CRITERIA:** A request to amend Chapter 18.78 of the Morgan Hill Municipal Code, amending the evaluation standards and criteria for proposed residential developments as set forth in Sections 18.78.200 through 18.78.410 of the Municipal Code.

Recommendation: Open/Close Public Hearing/Adopt Resolution No. 05-35, with recommendation to forward request to the City Council for approval.

OTHER BUSINESS:

- 5) **CITY COUNCIL ETHICS POLICY:** The Council is requesting that the Planning Commission review and comment on the recently adopted ethics policy. Comments from the Commission will be reported to the Council for consideration in July.

Recommendation: Review and comment.

- 6) **SUMMER MEETING SCHEDULE:**

Recommendation: Discussion.

TENTATIVE AGENDA ITEMS FOR THE JULY 12, 2005 MEETING:

- **GPA-04-07: Morgan Hill Downtown Plan-Sunsweet Property**
- **ZA-04-14: Morgan Hill Downtown Plan-Sunsweet Property**
- **GPA-04-02: City of M.H.-Amend Circulation Policy & LOS Policy for Unsignalized Intersections**
- **GPA-05-01: City of M.H.-Amend Circulation Element/Madrone Parkway Railroad Crossing**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

PLANNING COMMISSION AGENDA

JUNE 28, 2005

PAGE 4

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.